



103, 777 3 Avenue
Calgary, Alberta

MLS # A2295266



\$350,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,146 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 749
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, Open Floorplan, Storage		

Inclusions: N/A

Welcome to elevated downtown living in the heart of Eau Claire!! This stunning and spacious 2 bed, 2 bath + office condo offers nearly 1,200 sq ft of beautifully updated living space in one of Calgary's most sought after locations. From the moment you step inside, you will be impressed by the bright, open concept layout featuring brand new vinyl plank flooring, fresh modern paint, and stylish new window coverings that bring a fresh, contemporary feel to the entire home. Thoughtfully designed with excellent bedroom separation, this layout is perfect for professionals, roommates, or anyone looking for both comfort and functionality. The dedicated office or den is a standout feature and is ideal for working from home, a creative space, or even a cozy reading nook. You will also enjoy upgraded touches throughout, including ceiling fans and new toilets, adding both comfort and peace of mind. The spacious primary retreat features a private ensuite, while the second bedroom is generously sized and perfectly positioned next to the second full bathroom, making it ideal for guests or family. Now let's talk about storage, because this one truly delivers. Enjoy an abundance of in unit storage, which is a rare find in condo living, plus the added bonus of a separate underground storage locker, giving you all the space you need without compromise. Tucked away in an incredibly quiet setting, this home offers a rare sense of calm while still being just steps from everything. Enjoy easy access to the Bow River pathways, Prince's Island Park, top restaurants, shopping, and transit, all right outside your door. Stylish, spacious, quiet, and move in ready, this is the downtown condo you have been waiting for. Book your showing today before it's too late!